

24/09/2025

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 167146

9 Aug 2595524/2025
12/09/2025

Shantanu Dhar

DEED OF CONVEYANCE (SALE)

CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION THE SIGNATURE SHEET AND
THE ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL DIST. SUB REGISTRAR
BOLUARI

24/09/2025

S.L.NO. 21189 Date 9.9.2025

PURCHASER, Shreyasth Plaza Maker LLP

Full Address, Sevoke Road, Dist. Jalpaiguri

Total Value ₹ 000

Stamp Purchased from JPG Treasury-I

MB

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj/
Bhaktinagar, Jalpaiguri



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 SEP 2025

Chopra Dhar

Page No. 2

VACANT LAND

AREA : 3 KATHA 8 CHATAK
R.S. MOUZA : SILIGURI
R.S. PLOT No. : 10573
R.S. KHATIAN No. : 5221
R.S. J.L. No. : 110(88)
L.R. MOUZA : SILIGURI PURBA
L.R. PLOT No. : 3144
L.R. KHATIAN No. : 2566
L.R. J.L. No. : 92
WARD No. : 16
PARGANA : BAIKUNTHAPUR
POLICE STATION : SILIGURI
DISTRICT : DARJEELING
CONSIDERATION : Rs. 1,10,25,000/-

**THIS DEED OF CONVEYANCE (SALE) IS MADE ON THIS THE 22ND
DAY OF THE MONTH OF SEPTEMBER, 2025.**

::BETWEEN::

SHREYSTH PLAZA MAKER LLP, a Limited Liability Partnership, having PAN : ADWFS2913F, incorporated under the Limited Liability Partnership Act, 2008, bearing LLP Identification No. AAO-3091, dated 18.02.2019, having its Office at Goyal Plaza, Sevoke Road By Lane, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by one of its Designated **PARTNER, SRI AMIT PODDAR**, son of Late Binay Kumar Poddar, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal - **Hereinafter** referred to and called as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to



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Swapan Dhar

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include its partners, executors, successors, legal representatives, administrators and assigns) of the **"ONE PART"**.

AND

SRI SWAPAN DHAR, son of Late Sailendra Kumar Dhar, having **PAN :- ADPPD0240F**, Hindu by Religion, Indian by Nationality, Retired Service by Profession, Resident of Sailo Kutir, 28 Rash Behari Sarani, Ward No. 16, Hakimpura, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal - **Hereinafter** referred to and called as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representatives, administrators and assigns) of the **"OTHER PART"**.

WHEREAS Sailendra Kumar Dhar and Parimal Bikash Dhar, both sons of Late Mahendra Chandra Dhar, were the absolute co-owners of land measuring 10 Katha (i.e. 5 Katha each), situated within R.S. Mouza Siliguri, appertaining to and forming part of R.S. Plot No. 10573, Recorded in R.S. Khatian No. 5221, R.S. J.L. No. 110(88), Police Station Siliguri, District Darjeeling, by virtue of purchase from the Recorded Owners namely Fanindra Nath Sarkar and Others vide a registered Deed of Conveyance (Sale) dated 17.03.1961, being Document No. I-1163 for the year 1961, registered in the Office of the then Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS the abovenamed Parimal Bikash Dhar thereafter sold and transferred out of his aforesaid land all that land measuring 2 Katha unto and in favour of Swapan Dhar, son of Sailendra Kumar Dhar, vide a registered Deed of Conveyance (Sale) dated 15.12.1965, being Document No. I-5330 for the year



Additional District Sub-Registrar
Biliguri-I, Dist. Darjeeling

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Swapn Dhar

1965, registered in the Office of the then Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS the abovenamed Sailendra Kumar Dhar during his lifetime married to Rani Dhar and after the death of Rani Dhar, Sailendra Kumar Dhar married to Anima Dhar.

AND WHEREAS in the said wedlock of Sailendra Kumar Dhar with Rani Dhar the following children were born namely;

1. Swapan Dhar - Son;
2. Rina Dhar (Sarbadhikary) - Daughter (married);
3. Purna Majumder (Dhar) - Daughter (married) and;
4. Jharna Dhar (Kumar) - Daughter (married).

AND WHEREAS in the said wedlock of Sailendra Kumar Dhar with Anima Dhar the following children were born namely;

1. Sukla Dhar @ Shukla Dhar - Daughter (unmarried - now deceased);
2. Chandana Roy - Daughter (married) and;
3. Sambit Dhar - Son.

AND WHEREAS the abovenamed Sailendra Kumar Dhar died testate on 22.05.1982 leaving behind a WILL, which was duly probated vide Misc. Judicial Case (Probate) No. 35 of 1991, In the Court of the District Delegate (Asstt. District Judge) Siliguri and finally on 19.08.1995 the Ld. Court Granted the Probate of the said WILL, by virtue of which his sons namely **Sri Swapan Dhar** and **Sri Sambit Dhar** became the absolute owners of the aforesaid land of Late Sailendra Kumar Dhar in actual measuring 5 Katha, having permanent transferable heritable right, title and interest therein.

AND WHEREAS in this manner, the abovenamed **Sri Swapan Dhar** became the owner of the aforesaid total land measuring **4 Katha 8 Chatak**



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Chaper Dhar

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(2 Katha vide abovementioned Deed of Conveyance (Sale) and 2 Katha 8 Chatak by virtue of the abovementioned WILL duly probated).

AND WHEREAS in this manner, the abovenamed **Sri Sambit Dhar** became the owner of the aforesaid land measuring **2 Katha 8 Chatak** by virtue of the abovementioned WILL duly probated.

AND WHEREAS the abovenamed Parimal Bikash Dhar also died intestate leaving behind the following legal heirs namely;

1. Nilima Dhar - Wife (now deceased);
2. Panna Ray - Daughter and;
3. Ratna Dhar - Daughter and they jointly inherited the aforesaid remaining land measuring 3 Katha of the deceased Late Parimal Bikash Dhar as per the Hindu Succession Act, 1956.

AND WHEREAS in this manner, by virtue of inheritance, the abovenamed **Smt. Panna Ray** and **Smt. Ratna Dhar** became the joint owners of the aforesaid land measuring **3 Katha** (i.e. 1 Katha 8 Chatak each).

AND WHEREAS in the manner aforesaid the abovenamed **Sri Swapan Dhar** became the owner of the aforesaid total land measuring **4 Katha 8 Chatak**, **Sri Sambit Dhar** became the owner of the aforesaid land measuring **2 Katha 8 Chatak** and **Smt. Panna Ray** and **Smt. Ratna Dhar** became the owners of the aforesaid land measuring **3 Katha**, **IN TOTAL LAND MEASURING 10 KATHA**, having permanent heritable, transferable and marketable right, title and interest therein, free from all charges and encumbrances whatsoever.

AND WHEREAS the names of the abovenamed **Sri Swapan Dhar**, **Sri Sambit Dhar**, **Smt. Panna Ray** and **Smt. Ratna Dhar** were also mutated/recorded in the Office of the concerned B.L.&L.R.O. Siliguri in the Record of Rights (R.O.R.) and separate L.R. Khatians were framed in their respective names in respect of



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Sri Swapan Dhar

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their respective land, being **L.R. Khatian No. 2566** in the name of **Sri Swapan Dhar**, **L.R. Khatian No. 2567** in the name of **Sri Sambit Dhar**, **L.R. Khatian No. 14857** in the name of **Smt. Panna Ray** and **L.R. Khatian No. 14856** in the name of **Smt. Ratna Dhar** respectively.

AND WHEREAS the abovenamed Sri Swapan Dhar thereafter gifted out of his aforesaid land, all that land measuring **1 Katha** unto and in favour of Sri Sambit Dhar vide a registered Deed of Gift dated 15.07.2025, being No. I-1786 for the year 2025, registered in the Office of the Additional District Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS in this manner the abovenamed **SRI SWAPAN DHAR** (the **VENDOR** herein) became the owner of his aforesaid remaining land measuring **3 KATHA 8 CHATAK** more particularly described in the **SCHEDULE** below and ever since is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein, free from all charges and encumbrances whatsoever.

AND WHEREAS the Vendor being in need of fund has offered for sale of his entire aforesaid land measuring 3 Katha 8 Chatak for a total consideration of Rs. 1,10,25,000/- (Rupees One Crore Ten Lakh and Twenty Five Thousand Only) free from all charges and encumbrances whatsoever and the said land is more particularly described in the Schedule below.

2
3
AND WHEREAS the Purchaser having learnt the intention of the Vendor to sale the aforesaid land fully described in the Schedule below approached the Vendor and offered to purchase the above referred to land measuring 3 Katha 8 Chatak for a total consideration of Rs. 1,10,25,000/- (Rupees One Crore Ten Lakh and Twenty Five Thousand Only) and the said land is fully described in the Schedule below.



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Chapman & Partners

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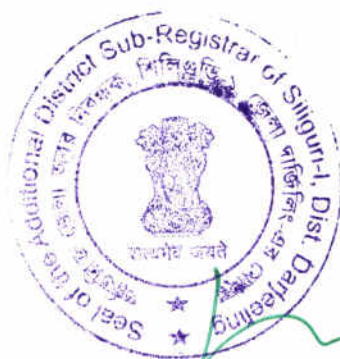
NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

THAT IN PURSUANCE of the said OFFER AND ACCEPTANCE and also in consideration of **Rs. 1,10,25,000/- (Rupees One Crore Ten Lakh and Twenty Five Thousand Only)** paid by the Purchaser to the Vendor by Cheques/RTGS, the RECEIPT whereof the Vendor does hereby acknowledges and grants full discharge to the Purchaser from the payment thereof, the VENDOR does hereby GRANT, ASSIGN, CONVEY AND TRANSFER unto the PURCHASER the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents, etc., to the Government of West Bengal.

THAT THE VENDOR does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendor does hereby transfer subsists and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

THAT THE VENDOR further covenant that all rents, taxes and other charges payable for the land hereby transferred or expressed or intended so to be that have been accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed or performed have been so observed and performed and if it transpires otherwise the Vendor shall be liable to indemnify the Purchaser for any loss resulting from the non-observance and non-performance as aforesaid.

THAT THE VENDOR FURTHER DECLARE that there exists no charge, lispendence, mortgage, attachment or any encumbrances whatsoever upon the below Schedule land hereby transferred, expressed or intended so to be or any



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22 SEP 2025

Chopra

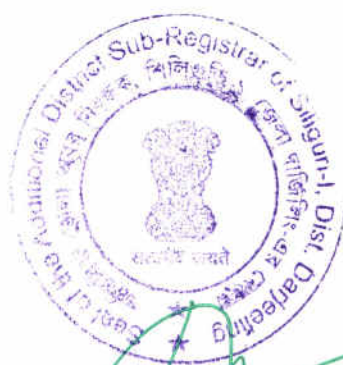
Page No. 8

part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, lispence, mortgage, attachment or any encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THAT THE VENDOR FURTHER DECLARES that if for any defect in title or any act done or suffered to be done in any way with respect to the below Schedule land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be together with interest at the rate of twelve percent per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser and further it is declared that the Vendor has not entered into any binding contract with any other person whatsoever to sale or transfer the said land conveyed by these presents and there subsists no such contract upto the date of these presents and in the event of discovery of any such contract of sale or transfer existing with respect to the below Schedule land or any part thereof or if any of the recitals made herein are proved to be false then the Vendor shall be liable to compensate the Purchaser adequately for the loss or injury sustained by the Purchaser in consequence thereof.

22. **THAT THE VENDOR** further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest and more effectually assuring the enjoyment and possession of the below Schedule land by the Purchaser as shall and may be required.

THAT THE VENDOR further declare that the entire land forming subject matter of these presents is and was in the khas, actual and physical possession of the Vendor on the date of these presents.



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Shepar Khan

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SCHEDULE
(DESCRIPTION OF THE LAND HEREBY SOLD)

All that **VACANT UNDIVIDED LAND** measuring **3 KATHA 8 CHATAK**, situated within **R.S. MOUZA SILIGURI**, appertaining to and forming part of **R.S. PLOT No. 10573**, Recorded in **R.S. KHATIAN No. 5221**, **R.S. J.L. No. 110(88)** Corresponding to new **L.R. MOUZA SILIGURI PURBA**, appertaining to and forming part of **L.R. PLOT No. 3144**, Recorded in **L.R. KHATIAN No. 2566**, **L.R. J.L. No. 92**, Pargana Baikunthapur, within the limits of limits of **WARD No. 16** of Siliguri Municipal Corporation, **Rash Behari Sarani, Hakimpara**, Police Station Siliguri, District Darjeeling, in the State of West Bengal. The classification of the said land as per R.O.R. is Bastu and proposed land use is also Bastu.

The said total land measuring 10 Katha is bounded and butted as follows:-

By the North ... Land of Joadder,
By the South ... 25' - 26'2" wide S.M.C. Road,
By the East Land and House of Moloy Bose and Nirmal Bose,
By the West Land and House of Kishori Mohan Banerjee.

✓ The photographs and the fingerprints of the Purchaser and the Vendor are duly
affixed upon sheet/s attached herein thus forming part of these presents.

Continued to next page



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Siliguri-I, Dt. Darjeeling
22 SEP 2025

IN WITNESSES WHEREOF the **VENDOR** in good health and sound conscious mind has set and subscribed his signatures on these presents on the day, month and year first above written.

WITNESSES:-

1. Sandipam Dhar
S/O Swapam Dhar
52, Rabindra Sarani
Rabindra Nagar
P.O. Rabindra Sarani
P.S. Siliguri
Dist. Darjeeling

The contents of this document have been gone through and understood personally by the Purchaser and the Vendor.



VENDOR

2. Sanjit Dhar
S/O Late Subendu Kt. Dhar
28, Bank Behari Sarani
Hakeem Para
Siliguri - I
P.S. - SIQ
Dist. Darjeeling

Drafted as per instructions, readover and explained by me and printed in my office



NIKUNJ SARAF
Advocate :: Siliguri
Regn. No. WB/1287/2008.



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 SEP 2025

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

SHREYSTH PLAZA MAKER LLP


Partner

SIGNATURE



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 SEP 2025

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					


SIGNATURE



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
7 2 SEP 2025

WITNESS / IDENTIFIER

 <i>Sandipan Dhere</i>	LEFT THUMB IMPRESSION	
--	----------------------------------	--

Sandipan Dhere
SIGNATURE



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 SEP 2025

জেলা- দার্জিলিং খতিয়ান নং- ২৫৬৬

[০৪০৫০৯২]



মোজা- শিলিগুড়ি পূর্ব জে.এল.নং- ৯২

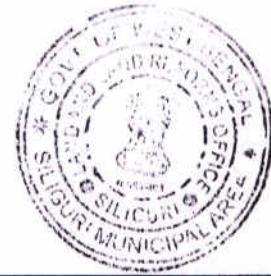
থানা- শিলিগুড়ি

(১) রাজস্ব- পশ্চিমবঙ্গ ভূ: সং আইন, ১৯৫৫, তৎসহ (২য় সংশোধনী) আইন ২০১৭ মোতাবেক/ কলকাতা ভূমি রাজস্ব আইন, ২০০৩ মোতাবেক ধার্য্য হবে। কৃষিকার্য্যে ব্যবহৃত জমির রাজস্ব, সেস পশ্চিমবঙ্গ সরকার কর্তৃক মকুব.

(২) জমির পরিমান(এ)- ০.০৫৭৮

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	স্বপন ধর	রায়ত	
পিতা-	শৈলেন্দ্র কুমার ধর		
ঠিকানা-	রবীন্দ্র সরনী শিলিগুড়ি		



(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর
৩১৪৪	বাস্ত		০.১৬৫০	০.৩৫০৪	০.০৫৭৮

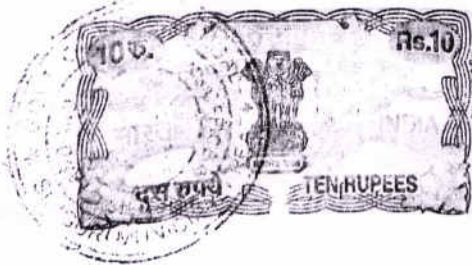
গত থং নং -

14856,14857,2567

হস্তান্তরের ধরণ - রে: ক:

মূলে, রে: ক: মূলে, রে: ক: মূলে

মোট দাগের সংখ্যা- এক মাত্র



Certified to be true copy.

Revenue Officer
Office of the Officer-in-charge
Siliguri Town
Authorised under section 76 of
Indian Evidence Act. 1876

(* দাগের অত্রস্বত্বের জমির যথার্থ পরিমাণ, দাগের মধ্যে অত্রস্বত্বের অংশ অনুসারে নির্ধারিত হইবে।)
Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:5345



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

22 SEP 2025



पश्चिम बंगाल WEST BENGAL

06AC 492103

Swapan Sarker

Swapan Sarker

IN THE COURT OF THE LD. EXECUTIVE MAGISTRATE AT SILIGURI

AFFIDAVIT



[Signature]
Executive Magistrate
Siliguri

S.L.NO. 8865 Date 27.5.2025
PURCHASER Swapna Dhar Sanyal
Full Address Siliguri
Total Value 10
Stamp Purchased from JPG Treasury-I

SDS

STAMP VENDOR
JAYARANI DAS
Licence No. 101 92-2000
Addl. DSR Office, Rajgarh
Bhaktinagar, Jaloziqui



Addl. Dist. Sub-Registrar
Siliguri-I, Dist. Darjeeling
22 SEP 2025

We;

1. **SRI SWAPAN DHAR** and

2. **SRI SAMBIT DHAR**, both are sons of Late Sailendra Kumar Dhar, Hindu by Religion, Indian by Nationality. No. 1 is Retired Service by Occupation and No. 2 is Business by Occupation. No. 1 is Resident of 52, Rabindra Sarani, Rabindra Nagar, Siliguri, P.O. Rabindra Sarani, P.S. Siliguri, Pin Code-734006, District Darjeeling, West Bengal and No. 2 is Resident of Sailo Kutir, 28 Rash Behari Sarani, Ward No. 16, Hakimpara, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, West Bengal - do hereby solemnly AFFIRM and DECLARE as follows:-

1. That our father's name is **Sailendra Kumar Dhar**, son of Late Mahendra Chandra Dhar.
2. That Sailendra Kumar Dhar during his lifetime married to Rani Dhar and after the death of Rani Dhar, Sailendra Kumar Dhar married to Anima Dhar.
3. That out of the said wedlock of **Sailendra Kumar Dhar with Rani Dhar** the following children were born namely;

(1) Swapan Dhar	-	Son (Declarant No. 1 herein);
(2) Rina Dhar (Sarbadhikary)	-	Daughter (now married);
(3) Purna Majumder (Dhar)	-	Daughter (now married) and;
(4) Jharna Dhar (Kumar)	-	Daughter (now married).
4. That Rani Dhar died intestate on 05.07.1957.
5. That out of the said wedlock of **Sailendra Kumar Dhar with Anima Dhar** the following children were born namely;

(1) Sukla Dhar @ Shukla Dhar	-	Daughter (unmarried - now deceased);
(2) Chandana Roy	-	Daughter (now married) and;
(3) Sambit Dhar	-	Son (Declarant No. 2 herein).
6. That Sailendra Kumar Dhar died testate on 22.05.1982 leaving behind a **WILL**, which was duly probated vide Misc. Judicial Case (Probate) No. 35 of 1991, In the Court of the District Delegate (Asstt. District Judge) Siliguri and finally on 19.08.1995 the Ld. Court granted the probate of the said WILL. By virtue of which his sons namely **Sri Swapan Dhar** and **Sri Sambit Dhar** (the Declarants herein) became the absolute owners of the landed property of Late Sailendra Kumar Dhar in actual measuring 5 Katha, situated in R.S. Mouza Siliguri, appertaining to and forming part of R.S. Plot No. 10573, Recorded in R.S. Khata No. 5221, R.S. J.L. No. 110(88) corresponding to new L.R. Mouza Siliguri Purba, appertaining to and forming part of L.R. Plot No. 3144, L.R. J.L. No. 92, Pargana Bakunthapur, Ward No. 16 of S.M.C., Rash Behari Sarani, Hakimpara, Police Station Siliguri, District Darjeeling, West Bengal, having permanent transferable heritable right, title and interest therein.
7. That Anima Dhar died intestate on 03.08.2010.
8. That there are no other legal heirs of the deceased Late Sailendra Kumar Dhar, Late Rani Dhar and Late Anima Dhar, save and except as mentioned herein above.

The statement made herein in above is true to the best of our knowledge and belief and nothing is concealed herein. If the statement is found to be false then we shall be liable to be punished u/s. 229 BNS and we sign this Affidavit on this the 05TH day of June, 2025 at Siliguri.

Swapan Dhar
Sambit Dhar



Declarants

Identified by me

Swapan Sarkar
Advocate, Siliguri



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
22 SEP 2025

Major Information of the Deed

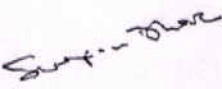
Deed No :	I-0402-02382/2025	Date of Registration	22/09/2025
Query No / Year	0402-2002595524/2025	Office where deed is registered	
Query Date	12/09/2025 4:59:44 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	N S Associate Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8637372499, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 1,10,25,000/- *		Rs. 1,10,25,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,71,770/- (Article:23)		Rs. 1,10,650/- (Article:A(1), E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: HAKIMPARA, Road Zone : (Ward No.16 -- Ward No.16) , Mouza: Siliguri, JI No: 88, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-10573	RS-5221	Bastu	Bastu	3 Katha 8 Chatak	1,10,25,000/-	1,10,25,001/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
Grand Total :					5.775Dec	110,25,000 /-	110,25,001 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Swapan Dhar (Presentant) Son of Late Sailendra Kumar Dhar Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office		 Captured	
		22/09/2025	LTI 22/09/2025	22/09/2025

52, Rabindra Sarani, Rabindra Nagar, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: adxxxxxx0f, Aadhaar No: 27xxxxxxx7072, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shreysth Plaza Maker LLP Goyal Plaza, Sevoke Road Bye Lane, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX9 , PAN No.:: adxxxxxx3f,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Amit Poddar Son of Late Binay Kumar Poddar Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 72xxxxxxx4890 Status : Representative, Representative of : Shreysth Plaza Maker LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sandipan Dhar Son of Shri Swapan Dhar 52, Rabindra Sarani, Rabindra Nagar, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006		 Captured	
	22/09/2025	22/09/2025	22/09/2025
Identifier Of Shri Swapan Dhar, Shri Amit Poddar			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Swapan Dhar	Shreysth Plaza Maker LLP-5.775 Dec

Endorsement For Deed Number : I - 040202382 / 2025

On 22-09-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:19 hrs. on 22-09-2025, at the Office of the A.D.S.R. SILIGURI by Shri Swapan Dhar ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,10,25,001/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 22/09/2025 by Shri Swapan Dhar, Son of Late Sailendra Kumar Dhar, 52, Rabindra Sarani, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Retired Person

Indetified by Shri Sandipan Dhar, , Son of Shri Swapan Dhar, 52, Rabindra Sarani, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,10,650.00/- (A(1) = Rs 1,10,250.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 1,10,650/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/09/2025 2:04PM with Govt. Ref. No: 192025260277728908 on 19-09-2025, Amount Rs: 1,10,650/-,
Bank: SBI EPay (SBlePay), Ref. No. 7011882244615 on 19-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,71,770/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 7,70,770/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 21189, Amount: Rs.1,000.00/-, Date of Purchase: 09/09/2025, Vendor name: J Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/09/2025 2:04PM with Govt. Ref. No: 192025260277728908 on 19-09-2025, Amount Rs: 7,70,770/-,
Bank: SBI EPay (SBlePay), Ref. No. 7011882244615 on 19-09-2025, Head of Account 0030-02-103-003-02



LAKPA BITTU TAMANG
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2025, Page from 61508 to 61528

being No 040202382 for the year 2025.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2025.09.25 13:53:28 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 25/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.